

APR 1 2008

# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Aliso Viejo

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Reporting Period by Calendar Year: from 1/1/07 to 12/31/07

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Aliso Viejo

Reporting Period 1-Jan-07 - 31-Dec-07

Table A

### Annual Building Activity Report

#### Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income				
28-32 Playa Circle	5+	O		1		4	5		DB	pending deed restriction recordation
33-36 Playa Circle	2-4	O		1		3	4		DB	pending deed restriction recordation
47-52 Playa Circle	5+	O		2		4	6		DB	pending deed restriction recordation
(9) Total of Above Moderate from Table A2							57			
(10) Total by income units							68			
(Field 5) Table A							72			

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Table A2

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	42		15			57

(CCR Title 25 §6202 )

City of Aliso Viejo

1-Jan-07 - 31-Dec-07

## Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.																			
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level						
Very Low	Deed																		
	Restricted Non-deed restricted	0																	
	Deed																		
Low	Restricted Non-deed restricted	0																	
	Deed																		
	Restricted Non-deed restricted	0																	
Moderate	Deed																		
	Restricted Non-deed restricted	0																	
	Above Moderate	0																	
Total RHNA by COG.																			
Enter allocation number:		0																	
Total Units																			
Remaining Need for RHNA Period																			

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## *Housing Element Implementation*

(CCR Title 25 §6202 )

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Reporting Period 1-Jan-07 - 31-Dec-07

Table C

### Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
1 Land Use Element	Continue to evaluate residential opportunities made available by the Community Benefit Overlay mechanism specified in the Land Use Element.	30-Jun-05	Development agreements have been executed for four (4) out of the five (5) Community Benefit Overlay (CBO) areas; all of which included a residential component. The fifth CBO elected the existing development opportunity without a residential component.
2 Zoning Ordinance	Adopt and implement a Zoning Ordinance consistent with State law to provide for a variety of well designed and well built housing types that complement the existing character of the community.	30-Jun-05	The Zoning Code update will be submitted to the City Council for review on May 7, 2008.

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3 Affordable Housing Provision	Through development agreements, the City may ensure a portion of residential units constructed within Community Benefit Overlay (CBO) areas be affordable to very low and low income households.	30-Jun-05	For each of the four (4) approved CBO sites, onsite affordable units or in-lieu fees are guaranteed by the Development Agreement.
4 Density Bonus Ordinance	Adopt and implement a Zoning Ordinance consistent with State law pertaining to Density Bonus Requirements, including the child care provisions of Section 65915(h) of the California Government Code.	30-Jun-05	Provisions of the State's density bonus opportunities have been incorporated in the City's CBO projects.
5 Second Unit Ordinance	Adopt a Second Unit Ordinance that is consistent with State requirements.	30-Jun-05	The City will implement the State's requirements for second units, however an Ordinance is no longer deemed appropriate given the minimal size of the single-family lots in the City.
6 Expedited Project Review	The City will develop and implement procedures for priority processing of development projects that include housing for very low income households to reduce the time and cost associated with the development review process.	31-Dec-04	The City Council has directed staff to expedite the processing of proposals that include affordable housing opportunities as part of the CBO projects.
7 Flexibility from Development Standards	The City will include specific criteria for granting flexibility in development standards when it develops its Zoning Ordinance by June 2005.	30-Jun-05	The Zoning Code update will be submitted to the City Council for review on May 7, 2008.

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8 Homeownership Assistance	The City will explore various programs, determine feasibility, and implement by the end of 2004.	31-Dec-04	The City explored various programs prior to 2004 and will do so again with the upcoming Housing Element Update due June 30, 2008.
9 Section 8 Housing Choice Vouchers	The City will assist OCHA in promoting the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to an increased number of households.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Section 8 Housing Choice Vouchers.
10 OCHA Special Needs Groups Rental Assistance Program	The City will assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to an increased number of households with special needs.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Special Needs Group Rental Assistance.
11 Code Enforcement	The City's code enforcement staff will continue to enforce property maintenance standards and adopted City building and zoning codes.	30-Jun-05	The City's code enforcement staff aggressively enforces property maintenance standards, including the enforcement of health and safety provisions.
12 Conservation of Existing and Future Affordable Units	Annually, the City will monitor the status, notify residents of potential conversion, and pursue options to preserve the units.	30-Jun-05	Since incorporation, the City has processed two (2) condo conversions and has required in-lieu fees as a condition of approval to assist in the creation of future affordable housing opportunities.

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13 Fair Housing Services	The City will continue to contract to support fair housing services for City residents. The City will advertise fair housing services on its web-site and at the public counter, library, post office, and other community locations.	30-Jun-05	The City currently contracts with the Fair Housing Council of Orange County (FHCOO) to provide fair housing services.